Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #14-1113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billy D. Gifford and wife, Bobbie Gifford**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Norman J. Leake, Jr., and Fern A. Leake, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Apartment Unit No. 162 of Heritage Village Condominiums created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, page 179, and amended in Book 4808, page 829, Book 5102, page 383, and Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth said Master deed supplemented and amended.

Being the same property conveyed to Billy D. Gifford and wife, Bobbie Gifford, by deed from Catherine Rumble, unmarried, dated January 31, 1996, of record in Book 9941, page 821, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 162 Heritage Trace Drive, Madison TN, 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2014.

Billy D. Gifford

Bobbie Gifford

BILL GARRETT, Davidson County
Trans:T20140035511 DEEDWARR
Recvd: 05/21/14 12:34 2 pgs
Fees:13.00 Taxes:325.60

20140521-0043817

State of Tennessee)
County of Davidson)

On this 12th day of May, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Billy D. Gifford and Bobbie Gifford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 88,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of May, 2014.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Norman J. Leake, Jr.	Mortgage Research Center, LLC	42-11-B-120
162 Heritage Trace Drive	1400 Veterans United Drive	
Madison, TN 37115	Columbia, MO 65203	